

SITE INFORMATION

CLIENT: MR. NATHAN DILLY
300 EAST MAIN STREET, SUITE 220
LEXINGTON, KENTUCKY 40507

OWNER: JRN INC.
201 WEST 7TH STREET
COLUMBIA, TN 38401

SURVEY LAND CLASS: "URBAN"
TOTAL ACREAGE: 1.856 ACRES
LAND USE ZONE: HB - HIGHWAY BUSINESS DISTRICT
CURRENT LAND USE: COMMERCIAL
PARKING SPACES: 52 SPACES (2 HANDICAP ACCESSIBLE SPACES)

ZONING REPORT

VANTAGE ENGINEERING WAS NOT PROVIDED WITH A ZONING REPORT.

CURRENT ZONING CLASSIFICATION: H-C - HIGHWAY COMMERCIAL ZONE PER PLAT FILE 1218A & 1253B. BOYLE COUNTY ZONING DISTRICTS HAVE CHANGED SINCE PLATS WERE FILED. THE SUBJECT PROPERTY IS NOW ZONED HB - HIGHWAY BUSINESS, WHICH HAS LESS RESTRICTIVE BUILDING SETBACKS OF 25' FRONT YARD AND 0' SIDE YARD. HOWEVER, THE RECORDED SETBACKS AS SHOWN ON THE RECORD PLATS FOR THE PROPERTY STILL APPLY UNLESS THE OWNER APPLIES FOR A MINOR PLAT AMENDMENT WIT THE DANVILLE COUNTY PLANNING & ZONING COMMISSION.

CURRENT BUILDING SETBACKS:
FRONT YARD: 50 FEET
SIDE YARD: 30 FEET

CURRENT RECORD PROPERTY DESCRIPTION

BEING ALL OF PARCEL 4, CONSISTING OF 1.856 ACRES, AS SHOWN ON FINAL SUBDIVISION PLAT — AMENDMENT #2 FORC.J. MAY AND BALLARD W. CASSADY PROPERTY OF RECORD IN PLAT SLIDE 1253B AND 1254A, IN THE BOYLE COUNTY CLERK'S OFFICE.

SURVEYOR'S CERTIFICATION

TO NATHAN DILLY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6 (IF ZONING REPORT WAS PROVIDED), 7, 8, 9, 11 AND 13 OF TABLE A THEREOF.

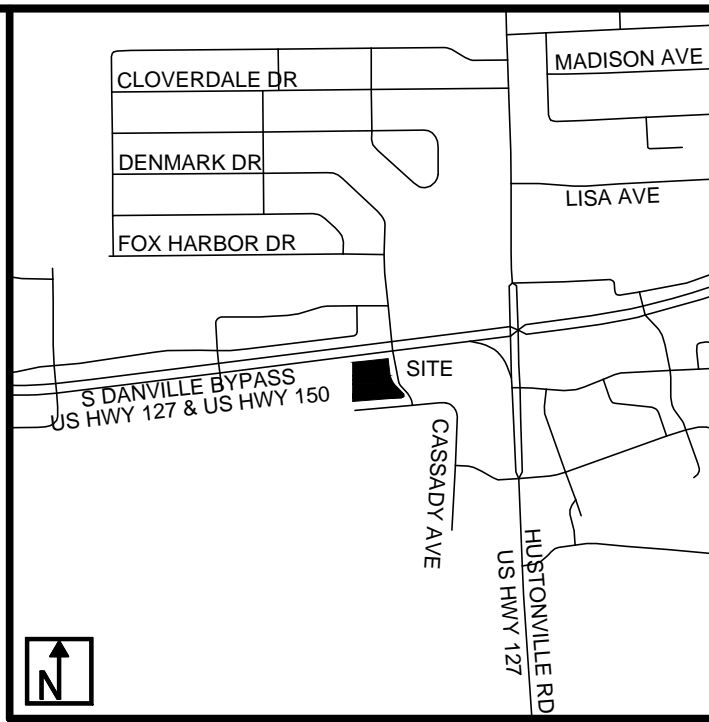
THE FIELDWORK WAS COMPLETED ON JUNE 7, 2022.

DATE OF PLAT OR MAP: 6-17-2022

William Stevens
WILLIAM STEVENS PLS# 4362

6-17-2022
DATE

STATE OF KENTUCKY
WILLIAM A. STEVENS
4362
LICENSED
PROFESSIONAL
LAND SURVEYOR



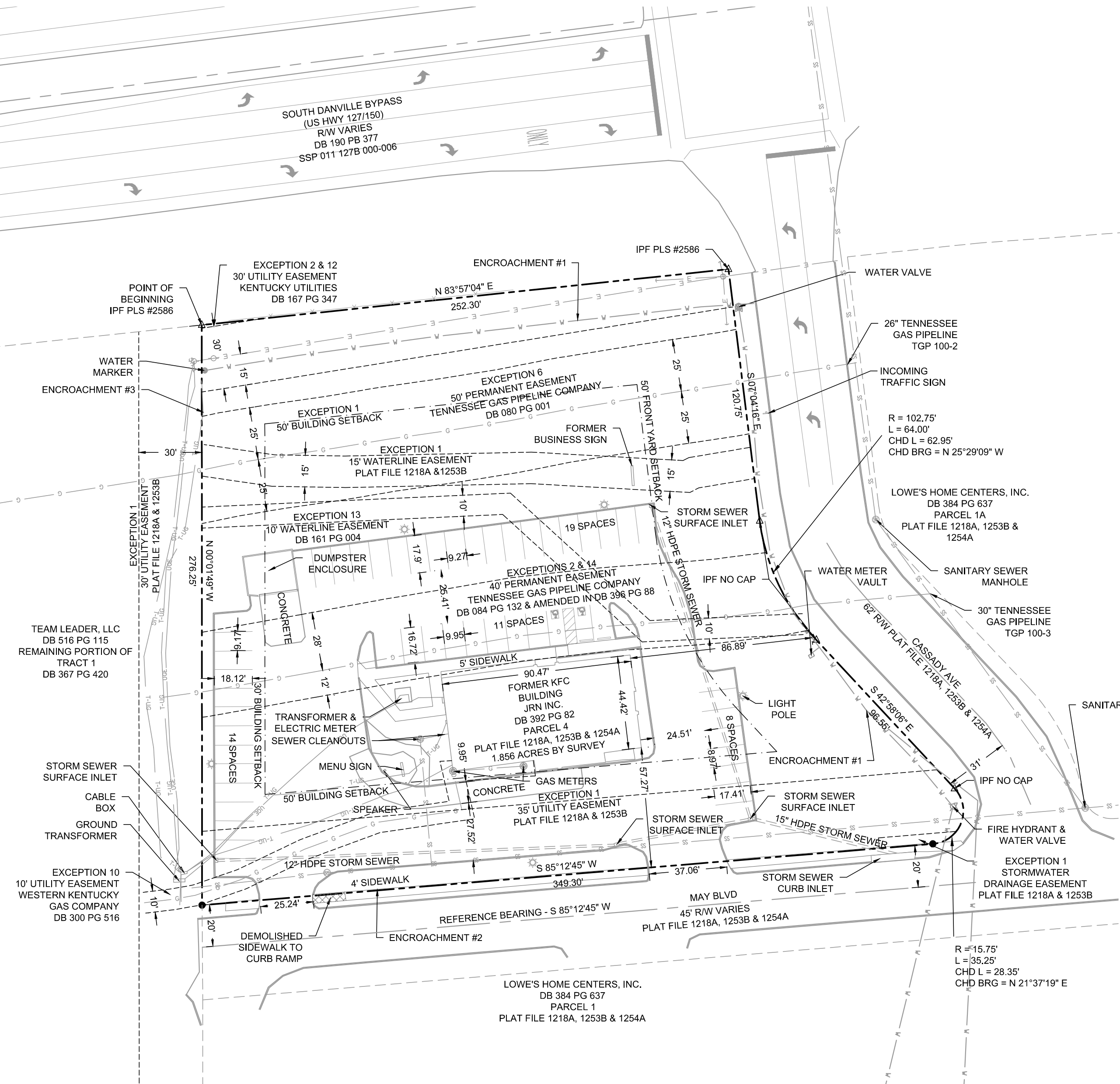
VICINITY MAP

SURVEY NOTES:

1. THE SUBJECT PROPERTY HAS ROAD FRONTAGE ON US HWY 127/150 (SOUTH DANVILLE BYPASS), CASSADY AVE AND MAY BLVD. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MAY BLVD. A PUBLICLY DEDICATED RIGHT-OF-WAY. THE SUBJECT PROPERTY HAS EXISTING COMMERCIAL ENTRANCES ONTO MAY BLVD. FUTURE PUBLIC OR PRIVATE ENTRANCES ONTO US HWY 127/150 AND CASSADY AVE MUST BE APPROVED BY THE KENTUCKY TRANSPORTATION CABINET. ENTRANCES ARE ALSO SUBJECT TO PREVIOUSLY FILED RESTRICTIVE COVENANTS LISTED IN TITLE EXCEPTIONS 3, 4, AND 5.
2. THE LOCATION OF ABOVE GROUND UTILITIES SHOWN ON THIS SURVEY ARE FROM VISIBLE EVIDENCE AND UNDERGROUND UTILITY LOCATIONS ARE BASED ON MARKERS PROVIDED BY UTILITY COMPANIES IN RESPONSE TO THE 811 LOCATE SERVICE REQUEST BY SUBMITTED BY VANTAGE ENGINEERING PLC.
3. ALL BEARINGS ARE REFERRED TO THE BEARING OF REFERENCE BEING THAT TANGENT SECTION OF THE CENTERLINE OF MAY BLVD LOCATED SOUTH OF THE SUBJECT PROPERTY AND TAKEN TO BE N 85°12'45" E AS MEASURED BY GLOBAL POSITIONING SATELLITES. ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE.
4. THE SUBJECT PROPERTY IS NOT LOCATED IN A 100-YEAR FLOODPLAIN IN ACCORDANCE WITH FEMA FIRM MAP NO. 21021C0157C, EFFECTIVE DATE JULY 4, 2011. THE SUBJECT PROPERTY IS LOCATED IN ZONE X.
5. NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THE FOLLOWING ENCROACHMENTS WERE FOUND DURING THIS SURVEY:

- ENCROACHMENT #1:** A CITY OF DANVILLE WATERLINE WAS RELOCATED OUTSIDE OF THE PERMANENT 10' EASEMENT DESCRIBED IN DB 161 PG 004. THE RELOCATED WATERLINE ENCROACHES ON THE SUBJECT PROPERTY WITHOUT A KNOWN EASEMENT.
- ENCROACHMENT #2:** A 4' SIDEWALK ALONG THE SOUTHERN PROPERTY BOUNDARY ENCROACHES ON THE SUBJECT PROPERTY WITHOUT A KNOWN EASEMENT.
- ENCROACHMENT #3:** AN UNDERGROUND UTILITY CABLE ENCROACHES ON THE SUBJECT PROPERTY WITHOUT A KNOWN EASEMENT.

SEE SHEET 2 FOR TITLE COMMITMENT INFORMATION AND EXCEPTIONS.



LEGEND

- 5/8" X 18" STEEL REBAR PIN W/ BLUE PLASTIC SURVEY CAP BEARING PLS #4362 SET
- SURVEY MONUMENT FOUND
- MAG NAIL AND WASHER BEARING PLS #4362 SET
- BOUNDARY LINE OF VANTAGE SURVEY
- ADJOINING PROPERTY BOUNDARY PER DEEDED DESCRIPTION
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING TELECOM
- EXISTING EASEMENT
- BUILDING SETBACK
- SANITARY SEWER
- UNDERGROUND TELECOM
- UNDERGROUND ELECTRIC
- WATER METER
- UTILITY POLE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT & WATER VALVE

VANTAGE
Engineering PLC

2038 Danville Road, Harrodsburg, Kentucky 40330
phone: 859-734-0560 fax: 859-734-0561 website: www.vantageky.com

ALTANSPS LAND TITLE SURVEY

JRN INC.

100 MAY BOULEVARD
DANVILLE, BOYLE COUNTY KY 40422

DATE: 6/17/22

SCALE: 1"=40'

DRAWN BY: JBM

CHECKED BY: WAS

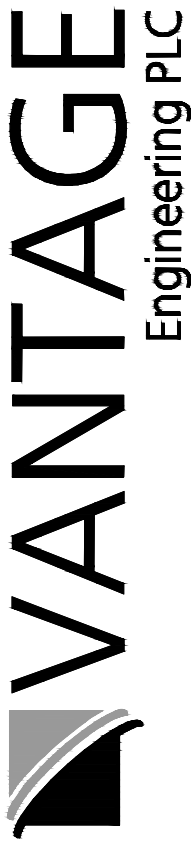
JOB NUMBER: 1383001

THOMAS C. MARKS
COMMITMENT NUMBER: 1001
COMMITMENT DATE: JUNE 14, 2022 AT 7:00 A.M.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THOMAS C. MARKS COMMITMENT NO. 1001 WITH AN EFFECTIVE DATE OF JUNE 14, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

EXCEPTIONS:

- SUBJECT TO: EASEMENTS AND RESTRICTIONS AS SHOWN ON FINAL SUBDIVISION FLAT — AMENDMENT #1 OF RECORD IN PLAT SLIDE 1218A & B AND FINAL SUBDIVISION PLAT - AMENDMENT #2 OF RECORD IN PLAT SLIDE 1254A, IN THE BOYLE COUNTY CLERK'S OFFICE (ALL REFERENCES HEREIN ARE TO THE BOYLE COUNTY CLERK'S OFFICE). **ALL PLOTTABLE ELEMENTS HAVE BEEN PLOTTED.**
- SUBJECT TO: EASEMENTS AND RESTRICTIONS AS SHOWN ON AMENDED FINAL DEVELOPMENT PLAN OF K.F.C. RESTAURANT OF RECORD IN PLAT SLIDE 1267B. **ALL PLOTTABLE ELEMENTS HAVE BEEN PLOTTED.**
- SUBJECT TO: A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED JULY 19, 2001, AND OF RECORD IN DEED BOOK 384, PAGE 649. SAID RESTRICTIONS WERE AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED OCTOBER 2, 2002, AND OF RECORD IN DEED BOOK 398, PAGE 591. **NOT PLOTTABLE.**
- SUBJECT TO: A RESTRICTIVE COVENANT AGREEMENT SETTING FORTH THAT THE SUBJECT PROPERTY SHALL NOT BE USED AS A FAMILY STYLE, SIT DOWN, FREE STANDING RESTAURANT AS LONG AS CRACKER BARREL IS IN OPERATION, DATED JANUARY 7, 2002, AND OF RECORD IN DEED BOOK 390, PAGE 203. **NOT PLOTTABLE.**
- SUBJECT TO: A RESTRICTIVE COVENANT SETTING FORTH THAT THE SUBJECT PROPERTY SHALL NOT BE USED AS A FAMILY STYLE, SIT DOWN, FREE STANDING RESTAURANT AS LONG AS CRACKER BARREL IS IN OPERATION, AS SET OUT IN DEED DATED MARCH 18, 2002, AND OF RECORD IN DEED BOOK 392, PAGE 82. **NOT PLOTTABLE.**
- SUBJECT TO: AN ENCROACHMENT AGREEMENT BETWEEN TENNESSEE GAS PIPELINE AND JRN, INC., DATED JULY 5, 2002, AND OF RECORD IN DEED BOOK 396, PAGE 82. **EASEMENTS HAVE BEEN PLOTTED.**
- SUBJECT TO: A ZONE CHANGE PLAT AND CERTIFICATE OF LAND USE RESTRICTION FOR ZONING MAP AMENDMENT FILED OF RECORD ON NOVEMBER 30, 2000 IN PLAT SLIDE 1128A. **ALL PLOTTABLE ELEMENTS HAVE BEEN PLOTTED.**
- SUBJECT TO: A MINOR SUBDIVISION PLAT AND CERTIFICATE OF LAND USE RESTRICTION FOR A SUBDIVISION PLAT FILED OF RECORD ON OCTOBER 29, 1999, AND OF RECORD IN PLAT SLIDE 1054A. **ALL PLOTTABLE ELEMENTS HAVE BEEN PLOTTED.**
- SUBJECT TO: A ZONE CHANGE PLAT AND CERTIFICATE OF LAND USE RESTRICTION FOR A ZONING MAP AMENDMENT FILED OF RECORD ON FEBRUARY 2, 1995 IN PLAT SLIDE 724B. **ALL PLOTTABLE ELEMENTS HAVE BEEN PLOTTED.**
- SUBJECT TO: A RIGHT-OF-WAY PERMIT IN FAVOR OF WESTERN KENTUCKY GAS COMPANY, A DIVISION OF ATMOS ENERGY CORPORATION, DATED MARCH 18, 1992, AND OF RECORD IN DEED BOOK 300, PAGE 516. **EASEMENTS HAVE BEEN PLOTTED.**
- NOT SUBJECT TO: A RIGHT-OF-WAY AGREEMENT IN FAVOR OF TENNESSEE GAS PIPELINE COMPANY DATED AUGUST 29, 1991, AND OF RECORD IN DEED BOOK 296, PAGE 143. **EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.**
- SUBJECT TO: A POLE LINE AGREEMENT IN FAVOR OF KENTUCKY UTILITIES COMPANY, DATED JANUARY 10, 1969, AND OF RECORD IN DEED BOOK 167, PAGE 347. **EASEMENTS HAVE BEEN PLOTTED.**
- SUBJECT TO: A DEED OF EASEMENT FOR A WATER LINE IN FAVOR OF THE CITY OF DANVILLE, KENTUCKY, DATED MAY 18, 1967, AND OF RECORD IN DEED BOOK 161, PAGE 4. **EASEMENT WAS CREATED TO EXTEND WATER TO THE SUBJECT PROPERTY. THE WATER LINE WAS RELOCATED NORTH OUTSIDE OF THE ESTABLISHED EASEMENT CAUSING AN ENCROACHMENT. A WATER LINE EASEMENT DEPICTED IN PLAT FILE 1218A & 1253B WAS RECORDED IN A LOCATION DIFFERENT FROM DEED BOOK 161, PG 4. BOTH EASEMENTS AND RELOCATED WATER LINE HAVE BEEN PLOTTED.**
- SUBJECT TO: A RIGHT-OF-WAY AGREEMENT IN FAVOR OF TENNESSEE GAS TRANSMISSION COMPANY, DATED JANUARY 25, 1950, AND OF RECORD IN DEED BOOK 84, PAGE 132. SAID AGREEMENT WAS AMENDED BY AMENDED RIGHT-OF-WAY AGREEMENT, DATED JULY 5, 2002, AND OF RECORD IN DEED BOOK 396, PAGE 88. **EASEMENTS HAVE BEEN PLOTTED. GAS PIPELINE EASEMENT WAS AMENDED FOR CONSTRUCTION OF FORMER KFC BUILDING.**
- NOT SUBJECT TO: A POLE LINE AGREEMENT IN FAVOR OF KENTUCKY UTILITIES COMPANY, DATED DECEMBER 2, 1969, AND OF RECORD IN DEED BOOK 172, PAGE 65. SAID AGREEMENT AFFECTS A LARGER TRACT OF WHICH THE SUBJECT PROPERTY MAY BE A PART. **SUBJECT EASEMENT AREA NOT ON SUBJECT PROPERTY.**
- NOT SUBJECT TO: A RIGHT-OF-WAY AGREEMENT IN FAVOR OF TENNESSEE GAS TRANSMISSION COMPANY, DATED AUGUST 3, 1956, AND OF RECORD IN DEED BOOK 104, PAGE 60. SAID AGREEMENT IS SUBJECT TO A DAMAGE RELEASE DATED AUGUST 3, 1956, AND OF RECORD IN DEED BOOK 104, PAGE 135. SAID AGREEMENT AFFECTS A LARGER TRACT OF WHICH THE SUBJECT PROPERTY MAY BE A PART. **PER PHONE CONVERSATION ON 6/15/22 WITH MATT GOULET OF KINDER MORGAN (SUCCESSOR TO TENNESSEE GAS) THE SUBJECT GAS TRANSMISSION LINE DOES NOT LIE ON THE SUBJECT PROPERTY FOR THIS SURVEY.**
- SUBJECT TO: A RIGHT-OF-WAY AGREEMENT IN FAVOR OF WESTERN KENTUCKY GAS COMPANY, DATED MAY 11, 1956, AND OF RECORD IN DEED BOOK 103, PAGE 79. SAID AGREEMENT AFFECTS A LARGER TRACT OF WHICH THE SUBJECT PROPERTY MAY BE A PART. **ALL PLOTTABLE ELEMENTS HAVE BEEN PLOTTED. SAID EASEMENT WAS SUPERSEDED BY DEED BOOK 300 PAGE 516.**
- NOT SUBJECT TO: A RIGHT-OF-WAY AGREEMENT IN FAVOR OF TENNESSEE GAS TRANSMISSION COMPANY, DATED AUGUST 2, 1952, AND OF RECORD IN DEED BOOK 88, PAGE 473. SAID AGREEMENT AFFECTS A LARGER TRACT OF WHICH THE SUBJECT PROPERTY MAY BE A PART. **PER PHONE CONVERSATION ON 6/15/22 WITH MATT GOULET OF KINDER MORGAN THE SUBJECT GAS TRANSMISSION LINE DOES NOT LIE ON THE SUBJECT PROPERTY FOR THIS SURVEY.**
- NOT SUBJECT TO: A CLEARANCE PERMIT IN FAVOR OF KENTUCKY UTILITIES COMPANY, DATED DECEMBER 7, 1951, AND OF RECORD IN DEED BOOK 87, PAGE 357. SAID PERMIT AFFECTS A LARGER TRACT OF WHICH THE SUBJECT PROPERTY MAY BE A PART. **SUBJECT EASEMENT FOR TRANSMISSION LINE DOES NOT CROSS SUBJECT PROPERTY.**



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